

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

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In re:

Chapter 11

1300 Desert Willow Road, LLC,

Case No. 25-11375 (PB)

Debtor.
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SUPPLEMENTAL DECLARATION TO LOCAL RULE STATEMENT 1007-2

I, David Ebrahimzadeh, managing member and 100% owner of Corniche Sry LLC the entity that owns 100% of the Debtor that owns the property located at 1300 Desert Willow Road, Los Lunas, New Mexico (the “**Property**”) state under penalty of perjury, as follows:

1. I am submitting this supplement to my declaration pursuant to local rules filed at docket number 28 in support of the Debtor’s Chapter 11 filing to provide additional information pursuant to Local Bankruptcy Rule 1007-2 B related to the Debtor, which is set forth below.

Local Rule 1007-(2)(b)(1)

2. There is no monthly payroll or employees.

Local Rule 1007-(2)(b)(2)

3. No payments have been made by the Debtor for services to officers, stockholders or directors in the thirty (30) days since the case was filed..

Local Rule 1007-(2)(b)(3)

4. The Debtor’s proposed thirteen week budget is attached hereto as “Exhibit A” and goes through the first thirty (30) day period.

Pursuant to 28 U.S.C section 1746, I declare under the penalty of perjury that the foregoing
is true and correct.

Dated: New York, New York,
July 24, 2025

/s/ David Ebrahimzadeh
David Ebrahimzadeh

EXHIBIT A

13 WEEK BUDGET

13 WEEK BUDGET 1300 Desert Willow Road, LLC (DIP)

	7/1-7/7	7/8-7/15	7/16-7/23	7/24-7/31	8/1-8/8	8/9-8/17	8/18-8/25	8/26-9/2	9/3-9/10	9/11-9/18	9/19-9/26	9/27-10/4	10/5-10/12	Total
Base Rent Income	81,743				81,743			81,743				81,743		326,972
CAM Reimbursement	3,620				3,620			3,620				3,620		14,480
Insurance Reimbursement	4,451				4,451			4,451				4,451		17,804
Tax Reimbursement	4,634				4,634			4,634				4,634		18,536
Total Rental Income	94,448				94,448			94,448				94,448		377,792
Water Reimbursement	2,000				2,000			2,000				2,000		8,000
Total Utility Reimbursement	2,000				2,000			2,000				2,000		8,000
TOTAL INCOME	96,448				96,448			96,448				96,448		385,792
Property Taxes & Insurance														
Real Estate Taxes				0	0			0				0		0
Property Insurance				51,714	25,857			25,857				25,857		129,284
Total Taxes & Insurance				51,714	25,857			25,857				25,857		129,284
Contract Services														
Pest Control Contract				0	0			0				0		0
Landscape Contract				655	655			655				655		2,620
HVAC Contract				0	0			0				0		0
Fire System Contract				1,800	453			0				1800		4,053
Roof Maintenance Contract				0	0			0				0		0
Generator Contract				0	0			0				0		0
Maintenance Contract				200	200			200				200		800
Total Contract Services				2,655	1,308			855				2655		7,473
Utilities														
Common - Electric				0	0			0				0		0
Common-Gas				411	551			1,032				304		2,298
Common-Telephone				139	139			139				139		556
Common - Water/Sewer				10,792	7,928			2,353				2,127		23,200
Total Utilities				11,342	8,618			3,524				2,570		26,054
Repairs & Maintenance														
Landscaping Repairs				1,500	1,500			0				0		3,000
Roof Repairs				2,500	0			0				0		2,500
Total Repairs & Maint				4,000	1,500			0				0		5,500
Administrative & Misc. Expenses														
Site Management				1,800	1,800			1,800				1,800		7,200
NMGRT - Site Mgmt (Tax)				152	152			152				152		608
Advertising				0	1,500			0				0		1,500
Total Admin & Misc				1,952	3,452			1,952				1,952		9,308
Total Operating Expense				71,663	40,735			32,188				33,034		41,160
Net Operating Income				24,785	55,713			62,260				63,414		206,173
Owner Expense														
Estimated UST Fees								11,588						11,588
Owner Repair & Maintenance*				18,850	18,850			0				0		37,700
Total Owner Expense				18,850	18,850			11,588				0		49,288
NET*				5,935	36,863			50,672				63,414		156,885

*To be paid to Romspen as Adequate Protection.

* Owner R&M is for the rocking slab repairs in space of existing tenant Niagara. This was approved by state court and is current being repaired.